

# City of Detroit

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Committee of the Whole Room • 1340 Coleman A. Young Municipal Center • (313) 224-3443 • Detroit, MI 48226

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### PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE

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**COUNCIL MEMBER GABE LELAND, MEMBER**

**COUNCIL PRESIDENT BRENDA JONES, (EX-OFFICIO)**

**Ms. Christian Hicks**  
**Assistant City Council Committee Clerk**

**THURSDAY,                                      SEPTEMBER                                      26,                                      2019**  
**10:00A.M.**

**A.      ROLL CALL \_**

**B. APPROVAL OF MINUTES**

**C. PUBLIC COMMENT**

**D. 10:05 A.M. PUBLIC HEARING – RE:** Establishment of a Neighborhood Enterprise Zone as requested by Corktown Lofts, LLC in the area of 1702 W. Fort Street, Detroit, MI in accordance with Public Act 147 of 1992 **(Petition #699). (Taxing Units, Petitioner, Finance Department; Finance Department/Assessments Division, Housing and Revitalization and Planning and Development Departments, City Council's Legislative Policy Division, Detroit Economic Growth Corporation)**

**E. 10:20 A.M. PUBLIC HEARING – RE:** Request to Establish an Obsolete Property Rehabilitation District on behalf of Bagley Development Group, LLC in the area of 150 Bagley, Detroit, Michigan, in accordance with Public Act 146 of 2000 **(Petition #732). (Taxing Units, Petitioner, Finance Department; Finance Department/Assessments Division, Housing and Revitalization and Planning and Development Departments, City Council's Legislative Policy Division, Detroit Economic Growth Corporation)**

**F. 10:25 A.M. PUBLIC HEARING – RE:** Establishment of a Neighborhood Enterprise Zone as requested by Bagley Development Group, LLC in the area of 150 Bagley, Detroit, MI in accordance with Public Act 147 of 1992 **(Petition #769). (Taxing Units, Petitioner, Finance Department; Finance Department/Assessments Division, Housing and**

**Revitalization and Planning and Development Departments, City Council's  
Legislative Policy Division, Detroit Economic Growth Corporation)**

**G.10:35 A.M. PUBLIC HEARING – RE:** Proposed Ordinance to amend Chapter 61 of the 1984 Detroit City Code, 'Zoning,' commonly known as the Detroit Zoning Ordinance, by amending Article XVII, District Map 2 to establish a PD (Planned Development) zoning classification where B4 (General Business District) and M3 (General Industrial District) zoning classifications currently exist on land generally bounded by Gratiot Avenue, Russell Street, and Maple Street to allow for mixed-use buildings with residential units, retail, commercial and institutional space. Additionally, to allow for a parking structure and off-street parking spaces. **(Law Department; Department of Public Works; Buildings, Safety Engineering and Environmental Department; Planning and Development, Board of Zoning Appeals; City Planning Commission/LPD Legislative Policy Division)**

**H.10:50 A.M. PUBLIC HEARING – RE:** Request to Approve an Obsolete Property Rehabilitation Certificate on behalf of 4405 P, LLC in the area of 1401 Vermont, Detroit, Michigan in accordance with Public Act 146 of 2000 **(Petition #778). (Taxing Units, Petitioner, Finance Department; Finance Department/Assessments Division, Housing and Revitalization and Planning and Development Departments, City Council's Legislative Policy Division, Detroit Economic Growth Corporation)**

**I. 11:05 A.M. PUBLIC HEARING – RE:** Request to Approve an Obsolete Property Rehabilitation Certificate on behalf of Mitten Capital, LLC in the area of 6432 Woodward, Detroit, Michigan in accordance with Public Act 146 of 2000 **(Petition #720). (Taxing Units, Petitioner, Finance Department; Finance Department/Assessments Division, Housing and Revitalization and Planning and Development Departments, City Council's Legislative Policy Division, Detroit Economic Growth Corporation)**

**J. 11:20 A.M. PUBLIC HEARING – RE:** Request to Approve an Obsolete Property Rehabilitation Certificate on behalf of 2220 Gratiot, LLC in the area of 2220 Gratiot, Detroit, Michigan in accordance with Public Act 146 of 2000 **(Petition #897). (Taxing Units, Petitioner, Finance Department; Finance Department/Assessments Division, Housing and Revitalization and Planning and Development Departments, City Council's Legislative Policy Division, Detroit Economic Growth Corporation)**

**UNFINISHED BUSINESS**

1. Status of **Council Member James Tate, Jr.** submitting memorandum relative to Compliance Monitoring for Property Sales. **(BROUGHT BACK AS DIRECTED ON 9-19-19)**
2. Status of **Law Department** Submitting Proposed Ordinance to amend Chapter 4 of the 2018 Detroit City Code, Advertising, by renaming the chapter to Advertising and Signs and amending the chapter to consist of Article I, Generally, Article II, Distribution of Handbills, Circulars, and Advertising Cards, Article III, Protection of Minors, Article IV, Regulation of Business and Advertising Signs, to consist of Division 1,

Generally, Division 2, General Sign Standards, Division 3, Regulation of Business Signs, Division 4, Regulation of Advertising Signs Outside of the General Business District, Division 5, Regulation of Advertising Signs In the Central Business District, Division 6, Signs in Right-of-Way, and Division 7, Temporary Signs, to provide for the regulation of business and advertising signs throughout the City of Detroit. **(FOR INTRODUCTION AND SETTING OF A PUBLIC HEARING?) (BROUGHT BACK AS DIRECTED ON 9-5-19)**

3. Status of **Historic Designation Advisory Board** submitting reso. autho. Interim designation of 550 West Fort Street, the former Detroit Saturday Night news building as a local historic district and the appointment of ad hoc representatives in connection to this matter (Petition #598). **(BROUGHT BACK AS DIRECTED ON 9-5-19)**
4. Status of **Detroit Land Bank Authority** submitting report relative to City Council Quarterly Report, 4th Quarter FY 2019. **(The DLBA's holistic approach to blight elimination continues to improve the quality of life for Detroit residents and drive neighborhood investment. We continue to think creatively about practical solutions that will further our mission of returning blighted, vacant properties to productive use. The DLBA tested new campaigns, reshaped leadership, and increased transparency during the fourth quarter of fiscal year 2019.) (BROUGHT BACK AS DIRECTED ON 9-5-19)**

## **NEW BUSINESS**

### **OFFICE OF CONTRACTING AND PROCUREMENT**

Submitting the following **Office of Contracting and Procurement Contracts:**

5. Submitting reso. autho. **Contract No. 6002307 - 100% City Funding – To Provide a Neighborhood Framework Feasibility Study and Implementation Plan for the Delray Community Project. – Contractor: Rossetti – Location: 160 West Fort Street Suite 400, Detroit, MI 48226 – Contract Period: Upon City Council Approval through October 8, 2020 – Total Contract Amount: \$550,000.00. PLANNING AND DEVELOPMENT (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 9-26-19)**

### **HOUSING AND REVITALIZATION DEPARTMENT**

6. Submitting reso. autho. Annual HOME, CDBG, NSP Awards – Modification of Scope and Funding Sources – LifeBuilders. **(The City of Detroit (“City”), through the Housing and Revitalization Department (“HRD”), makes annual funding available for “ready-to-proceed projects” from HOME, NSP and CDBG federal funds allocated to the City through the U.S. Department of Housing and Urban Development. HRD has continued to work closely with HUD to meet required commitment and disbursement deadlines for ongoing projects approved by the City.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 9-26-19)**

### **CITY PLANNING COMMISSION**

7. Submitting report and Proposed Ordinance to amend Chapter 50 of the 2019 Detroit City Code, 'Zoning,' by amending Article XVII, District Map No. 4 to modify an existing PD-H (Planned Development District – Historic) zoning classification, established by Ordinance No. 25-96 and amended by Ordinance No. 26-18, shown for property located at 2994 and 2968 Brush Street, 418 and 432 Watson Street, 3001, 3009, 3019, 3027, and 3035 Beaubien Street, and 429 and 437 Wilkins Street, all bounded by Watson Street on the north, Beaubien Street on the east, Wilkins Street on the South and Brush Street on the west to allow for a three –building mixed-use development with below-grade parking. **(FOR INTRODUCTION AND SETTING OF A PUBLIC HEARING?) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 9-26-19)**

#### **PLANNING AND DEVELOPMENT DEPARTMENT**

8. Submitting reso. autho. Property Transfer to the Detroit Land Bank Authority – 251 and 261 Chandler, Detroit, MI. **(The City of Detroit, Planning & Development Department (“P&DD”) is hereby requesting the authorization of your Honorable Body to transfer two (2) vacant and blighted single-family home sites at 251 and 261 Chandler (the “Properties”) to the Detroit Land Bank Authority (“DLBA”).) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 9-26-19)**
9. Submitting reso. autho. Property Sale – 9132 W. Fort, Detroit, MI 48209. **(The City of Detroit, Planning & Development Department (“P&DD”) has received an offer from Darnell Leonard (the “Purchaser”) to purchase certain City-owned real property at 9132 W Fort (the “Property”) for the purchase price of Twelve Thousand and 00/100 Dollars (\$12,000.00).) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 9-26-19)**
10. Submitting reso. autho. Property Sale – 10139 Lyndon, Detroit, MI 48238. **(The City of Detroit, Planning & Development Department (“P&DD”) has received an offer from New Man Industries LLC (the “Purchaser”), a Michigan Limited Liability Company to purchase certain City-owned real property at 10139 Lyndon (the “Property”) for the purchase price of Fifteen Thousand and 00/100 Dollars (\$15,000.00).) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 9-26-19)**

#### **MISCELLANEOUS**

11. **Council President Pro Tem Mary Sheffield** submitting memorandum relative to property located at 112 East Philadelphia Street. **(REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 9-26-19)**
12. **Council President Brenda Jones** submitting correspondence on behalf of the Neighborhood Advisory Committee Arena District relative to the Executive Summary: 2014-2019. **(REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 9-26-19)**
13. **Council President Pro Tem Mary Sheffield** submitting memorandum

relative to NEZ Request, bounded by Rosa Parks Boulevard, Linwood Avenue, Clairmount Avenue and Virginia Park Street. **(REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 9-26-19)**